

\$750,000 - 332 Front St 1-a, Lahaina

MLS® #391757

\$750,000

3 Bedroom, 1.50 Bathroom, 1,296 sqft
Residential on 0.18 Acres

Aholo, Lahaina, Hawaii

This property is located on the preferred South end of Front Street, and is ideally suited for an investor seeking a property with strong rental income, or an owner/occupant buyer looking for a home that allows them to generate income to help with the expenses. This property is currently being rented to five separate tenants, with a Main house, Ohana and three Studios. The dwelling appears to be larger than shown on the TMK records. Under the main photo you will find a green button marked "D" for documents. There you will find a sketch showing a rough layout of the dwelling(s), a Preliminary Title Report, 2020 rental history and expenses. Based on the income figures and expenses provided by the seller's property manager, the property yielded an 8.2% return in 2020. This rate of return is based on a cash sale at the listing price of \$750,000. The home is on leasehold land. The asking price would be much higher if the property was offered in Fee Simple. Based on research completed by the title department of Fidelity National Title Co. and the lessee has the first right of refusal on the purchase of the Fee Interest, in the event the Lessor decides to sell. A fully copy of the Lease, as well as a Leasehold Disclosure Summary will be delivered to buyer in escrow, and the purchase is subject to the buyer's review and approval of these documents, as provided for under Hawaii State Law. **DO NOT DISTURB THE TENANTS!** Seller does not want tenants disturbed. Buyer and/or their agent may not



view the property prior to buyer and seller executing a Purchase Contract at a price and terms acceptable to both parties. Whereupon, buyer may make any and all inspections they may deem necessary, as provided for under Standard Terms Section J-1 of the Hawaii Realtors Association approved Purchase Contract. Purchase would be subject to buyer's review and approval of all inspections, to include a physical inspection. Information was gathered with care, but is not guaranteed by agents or seller. Buyer to perform their own due diligence/verification.

Built in 1975

Essential Information

MLS® #	391757
Price	\$750,000
Bedrooms	3
Bathrooms	1.50
Square Footage	1,296
Land Tenure	Leasehold
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	332 Front St 1-a
Area	Lahaina
Subdivision	Aholo
City	Lahaina
State	Hawaii
Zip Code	96761

Amenities

Utilities	Overhead Electricity, TV Cable, County Water, Telephone
Features	Remodeled

View	Other
Waterfront	None

Exterior

Lot Description	Level
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Additional Information

Date Listed	June 4th, 2021
Days on Market	48
Zoning	Urban, R-2 Residential
Monthly Maintenance Fees	0.00

Listing Details

Listing Office	Keller Williams Realty Maui-L
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